

**2 BEDROOM TOWNHOUSES
GLADSTONE
Prices \$265,000**



Location Features

- Australia's 3rd fastest growing city - 2006 population of 50k (70k in region) forecast to increase 70% by 2026
- Coastal city 550km north of Brisbane previously known as the "Gateway to the Barrier Reef"
- World class harbour with huge industry:
 - World's largest alumina refinery and Australia's largest aluminium smelter
 - Australia's largest cement operation
 - Queensland's biggest power station
- Immense infrastructure investment underway to convert Coal Seam Gas into Liquid Natural Gas (LNG):
 - At least four huge global consortia planning multi-billion dollar plants
 - Contracts agreed for tens of billions of dollars of sales over decades
- Many other huge infrastructure projects underway
- Gladstone house return over last 10 years is 16% pa (capital growth) and 19% pa (including rent) - Residex

Property Features

- Small block of only 6 townhouses
- Fully refurbished with brand new kitchen, bathroom etc
- 2 bedrooms, 1 bathroom, parking, veranda and lawn area
- Nice district and water views from veranda and lawn area (see picture above)
- Entry level price at \$265k

Estimated Financials

Price	\$265k
Gross Yield	5.1%
Gross Income	\$13k
Outgoings	\$5k
1 ST Year Tax Deductions - All costs plus 80% & 100% LVR ; 41.5% marginal tax rate; 5.75% interest	\$26k & \$30k
Holding Costs (80% & 100% LVR) - cash flow positive!	+\$31& +\$2 per week

All potential investors are advised to consult with independent financial, tax and legal advisers to assess the suitability of this investment for their individual circumstances before making a decision to proceed with an investment in this project.